142.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,900 /	762,900
					USE VALUE:	762,900 /	762,900
					ASSESSED:	762,900 /	762,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT MICHAEL J/ETAL
Owner 2:	SNOW SUSAN E
Owner 3:	
Street 1:	23 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATYUF MARGARET S--TRUSTEE -
Owner 2:	MATYUF FAMILY TRUST -
Street 1:	23 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,250 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1942, having primarily Wood Shingle Exterior and 1666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4250.000	324,500	400	438,000	762,900
Total Card	0.098	324,500	400	438,000	762,900
Total Parcel	0.098	324,500	400	438,000	762,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.92 | /Parcel: 457.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91929
GIS Ref	
GIS Ref	
Insp Date	03/09/17

!11020!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,500	400	4,250.	438,000	762,900	762,900	Year End Roll	12/18/2019
2019	101	FV	244,700	400	4,250.	410,600	655,700	655,700	Year End Roll	1/3/2019
2018	101	FV	244,700	400	4,250.	339,500	584,600	584,600	Year End Roll	12/20/2017
2017	101	FV	239,700	400	4,250.	312,100	552,200	552,200	Year End Roll	1/3/2017
2016	101	FV	239,700	400	4,250.	284,700	524,800	524,800	Year End	1/4/2016
2015	101	FV	230,300	400	4,250.	279,200	509,900	509,900	Year End Roll	12/11/2014
2014	101	FV	230,300	400	4,250.	259,500	490,200	490,200	Year End Roll	12/16/2013
2013	101	FV	230,300	400	4,250.	246,900	477,600	477,600		12/13/2012

PRINT

Date	Time
12/11/20	01:14:15

LAST REV

Date	Time
12/26/19	16:53:15
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATYUF MARGARET	32969-592		5/31/2001		439,000	No	No		
MATYUF MARGARET	22349-64		8/31/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	91929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1440	Porch	12,000					
4/8/2016	412	Inter Fi	32,000					remod Kitch and 1/
7/29/2009	641	Redo Bat	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2017	Measured	DGM	D Mann
3/9/2017	Left Notice	DGM	D Mann
3/9/2017	Permit Visit	DGM	D Mann
11/18/2008	Meas/Inspect	355	PATRIOT
11/7/2001	MLS	MM	Mary M
10/6/1999	Meas/Inspect	243	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4250		Sq. Ft.	Site		0	80.	1.29	9									438,002						438,000	

Total AC/HA:	0.09757	Total SF/SM:	4250	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	438,002	Spl Credit		Total:	438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28025210
Const Adj.:	0.99693000
Adj $ / SQ:	172.303
Other Features:	94000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470296
Depreciation:	145792
Depreciated Total:	324504

COMMENTS

SCUTTLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 5				Baths: 1		HB 1		

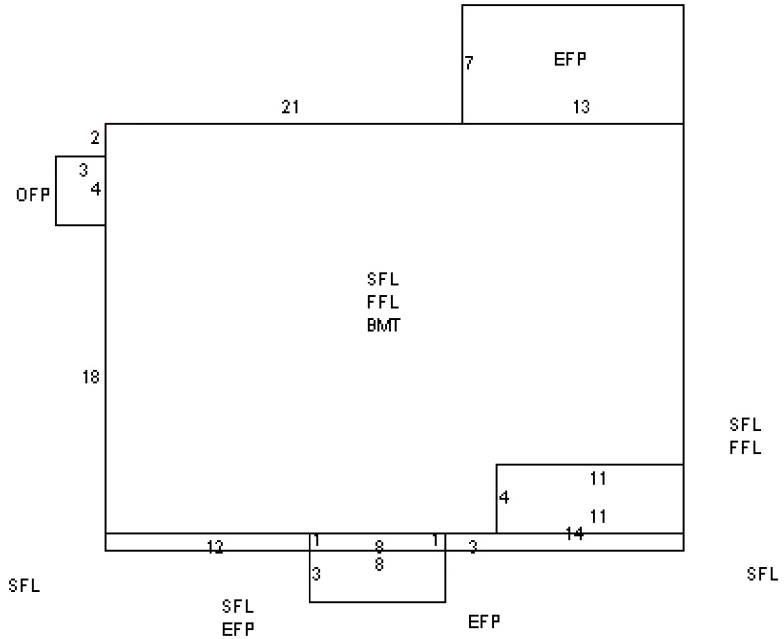
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.53
Special Features:	0	Val/Su Net:	126.12
Final Total:	324500	Val/Su SzAd	194.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	850	172.300	146,458
FFL	First Floor	816	172.300	140,600
BMT	Basement	772	51.690	39,905
EFP	Enclos Porch	123	49.210	6,053
OFP	Open Porch	12	43.860	526

Net Sketched Area:	2,573			Total:	333,542
Size Ad	1666	Gross Are	2573	FinArea	1666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

142.0-0005-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						
19	Patio	D	Y	1	10X16	A	AV	1960	4.59	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400